

**PB# 87-73**

**Charles Catanzaro  
(Amended SP)**

**45-1-41**

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Charles Catanzaro  
Amended S.P.

61-73  
Wed. 1-27-88

# General Receipt

9596

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

February 17, 1988

Received of Ignazio & Charles Catanzaro \$ 270.00

Two Hundred Seventy and 00/100 DOLLARS

For: \$120.00 Engineering Fee \$100.00 Site Plan \$50.00 Permit

DISTRIBUTION

FUND	CODE	AMOUNT
Chk # 918		\$270.00

By Pauline J. Townsend

Town Clerk

# General Receipt

9404

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Nov 5, 1987

Received of Charles D. Grevas, LS \$ 25.00

Twenty-five and 00/100 DOLLARS

For: Catanzaro Amended Site Plan - 87-73

DISTRIBUTION

FUND	CODE	AMOUNT
Chk # 2318		25.00

By Pauline J. Townsend

Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 26-87

## COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Charles Catanzaro  
for a Site Plan - NYS 32  
County Action: Local Determination

## LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied ..... Approved .....  
Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

D.P.J.  
D.  
O.  
O.C.  
D.F.  
W.H.F.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT-JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**MEMORANDUM**

**TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: CATANZARO SITE PLAN (T87-73) FIELD AMENDMENT REVIEW**  
**DATE: 21 FEBRUARY 1989**

Pursuant to our field review on 14 February 1989, I have made a review of the approved site plan for the subject project, as well as the proposed construction amendment we discussed in the field. The approved plan indicates a concrete curb along the southeasterly bounds of the rear parking lot, as well as a concrete curb along the north-west of the rear parking lot, along the rear of the building. It has been questioned whether replacement of this proposed concrete curb with individual concrete wheel-stops would be acceptable. It is my opinion that this change would be an improvement, since same would further delineate the individual parking spaces of the shale parking spaces.

Based on the above it is my recommendation that you accept the field amendment to concrete wheel-stops in lieu of the concrete curbs. The wheel-stops should be adequately anchored to prevent their movement as a condition of this field change.

As part of our field review, I wish to note the following observations which are of concern:

1. Some of the plantings for the screening to the adjoining residential lots are dead and should be replaced.
2. The site is in an undesirable maintenance condition; debris and waste are scattered on site. Action should be taken to require that the owner keep the site in a reasonably clean condition.
3. On the north side of the structure, a wire was hanging from above, laying in the traffic aisle. Although possibly not energized, this is not a safe condition.
4. Both traffic aisles on the sides of the building are not finished for normal traffic use. The grade of each is uneven and should be corrected to provide a uniform and safe traffic path.

MEMORANDUM

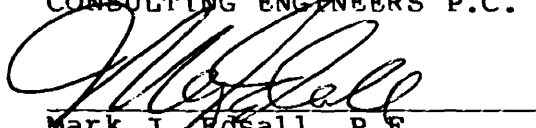
TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR  
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER  
SUBJECT: CATANZARO SITE PLAN (T87-73) FIELD AMENDMENT REVIEW  
DATE: 21 FEBRUARY 1989

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I am hopeful that the above will assist you in your further evaluation of the Catanzaro Site, located on Route 32. Should you require any further information or additional field reviews of this site, please do not hesitate to contact the undersigned.

Very truly yours,

MCGOEY, HAUSER AND EDSALL  
CONSULTING ENGINEERS P.C.

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJElsb

cc: Planning Board File 87-73



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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**MEMORANDUM**

**TO: TOWN OF NEW WINDSOR PLANNING BOARD**  
**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**  
**SUBJECT: CATANZARO SITE PLAN (87-73)**  
**FIELD COMPLETION REVIEW**  
**DATE: 2 NOVEMBER 1989**

Pursuant to the request of Michael Babcock, Building Inspector, and pursuant to my previous field review of 14 February 1989, on 1 November 1989 I visited the subject site to determine the completion of the items noted on my previous memorandum dated 21 February 1989.

Please note the following observations which were made on my 1 November 1989 site visit:

1. It appears that the plantings along the rear of the property which were dead have been replaced.
2. The property appears to have been "cleaned-up"; debris and waste material are not as evident.
3. The wire which was previously hanging along the north side of the structure, across the driveway, has been removed.
4. The south driveway to the rear appears to have been somewhat re-graded and is reasonable for use. The parking area in the rear also appears to have had placed some new shale material.

The driveway to the rear on the north side of the building does not appear to have had grading performed. This driveway is extremely non-uniform and access from front to rear would be very difficult. In addition, cars are parking in front of this drive, thereby blocking access anyway. This should be corrected.

MEMORANDUM

TO: TOWN OF NEW WINDSOR PLANNING BOARD  
FROM: MARK J. EDSALL, PLANNING BOARD ENGINEER  
SUBJECT: CATANZARO SITE PLAN (87-73)  
FIELD COMPLETION REVIEW  
DATE: 2 NOVEMBER 1989

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5. Pursuant to complaints received by the adjoining residential owners, a review was made of the fence along the rear of the site plan property. This fence is in poor condition and appears to be collapsing in some areas. In addition, a gate has been opened along the rear-south corner and evidently this is being used as a pedestrian short-cut through the rear residential properties. It is recommended that this be closed-off.

I am hopeful that the above will assist you in your further evaluation of the Cantanzaro site, located on Route #32. If you require any additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEkb

cc: Michael Babcock, Building Inspector

Catanzar.kb



**ELIAS D. GREVAS, L.S.**

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

17 November 1987

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: MR. CHARLES CATANZARO, AMENDED SITE PLAN, ROUTE 32

Dear Mr. Scheible:

As the result of a request made by Mr. Finnegan of the Building Department, we have revised the Amended Site Plan previously submitted in the following manner:

1. We have added the proposed and existing uses of the building, and including the currently-proposed Karate School;
2. We have added the Parking Requirements for the uses existing and proposed;
3. We have added the Zone Table for the site, indicating the requirements of the 1986 Zoning and the existing conditions on the site;
4. We have added concrete curbing to the rear parking lot to provided delineation, since we are proposing a non-paved surface.

Please note that the proposed use (C) of a portion of the building as the Karate School is classified as "School for Special Instruction", in accordance with my discussion with Mr. Mark Edsall. This use requires a "Special Permit" by the Planning Board, as is noted on the map.

If you should have any questions concerning this matter, we will be available to discuss them with you at your meeting of 18 November 1987. Enclosed are thirteen copies of the revised plan for the Board's use at that meeting. We are taking the liberty of forwarding one (1) copy to Mark Edsall.

Very truly yours

Elias D. Grevas, L.S.

encl/as  
EDG/bg

cc: Mr. Mark Edsall, P.E. w/encl



Town of New Windsor Planning Board

Town Hall, Union Avenue, New Windsor, New York

January 27, 1988

BOARD MEMBERS PRESENT: HENRY VAN LEEUWEN, ACTING CHAIRMAN  
DANIEL MC CARVILLE  
LAWRENCE JONES  
JOHN PAGANO  
RON LANDER

OTHERS PRESENT: JOSEPH RONES, PLANNING BOARD ATTORNEY  
MICHAEL BABCOCK, BUILDING INSPECTOR  
MARK EDSALL, PLANNING BOARD ENGINEER

Mr. Van Leeuwen called the meeting to order.

PUBLIC HEARING - CATANZARO SITE PLAN/SPECIAL PERMIT (87-73)

Mr. Grevas came before the Board representing this proposal.

Mr. Van Leeuwen: One of the reasons why we held this over was because Mrs. Cimoreli was not here. They asked if we could hold it over and we did.

Mr. Grevas: The latest revision on this Plan regarding the last meeting include the provisions of an easement twenty feet in width across the rear of the property which is offered for dedication to the Town of New Windsor for storm drainage purposes. That is the only change in the Plan mentioned at the last meeting.

Mr. Van Leeuwen: Is that the same width as the other easement?

Mr. Grevas: There are no easements here nor here. There are easements down the line which are twenty feet in width. It does not extend to the north either. Mr. Chairman am I correct in when I heard you say the hearing was held over I was under the impression that it was closed at the last meeting. But your decision was held over.

Mr. Van Leeuwen: It could be either way, it does not make that much difference. Why don't you give us a rough explanation.

Mr. Grevas: This is an amendment to a site plan approved in 1971. As you can see there are three spaces in the existing building, two retain uses and the special permit request is for the school of special instruction which is a Karate school. We have shown the changes since the original plan which included changes of the entrance and exit from the state highway Route 32. We have provided the parking requirement both in the front of the building and to the rear of the building. We are proposing that the rear parking area remain unpaved due to existing drainage conditions in the area. We also have identified some of the drainage problems in the area which are caused by water coming from Route 32 down through the site coming off this way and not entering the storm drainage system which is the southeasterly corner of the property. We are showing some ditch work to pitch up for the storm drainage, however, there are other drainage problems to the south which come through the site down in this area. We have shown the required parking. We have two handicap

spaces in the front. That is basically it. All of the notes that are on the Plan apply. We are proposing some screening and planting along the rear of the property up against the existing fence which is to remain. That is basically it.

Mr. Van Leeuwen: The fence, is it in good condition?

Mr. Grevas: As of two days following the last meeting I have some photos which indicate that it is. It was last repaired on the 22nd of June, 1987.

Mr. Jones: Is there a lot of pickets out, isn't there?

Mr. Grevas: No, not at this point.

Mr. Jones: Is it all filled in?

Mr. Grevas: Here are pictures of the site taken two days following the last meeting from both directions. Here, this is from the property side and from the street. This is in the rear of it. You can see sections of the fence that have been replaced. There are two fences, one across the rear of this property and one across the rear of the property next door and a return here. This is an opening between the two fences. This is looking through the opening. It is interesting to note where the footsteps go. This is a photo taken last fall from the other side of the fence from the north-easterly side of the fence looking at the fence.

Mr. Pagano: I am a frequent customer to the pet store, two times a week I seem to be in there and a lot of people seem to make a mistake, especially in the evening. They can go down the right side around the building and come back out again. The one night I was there the Lindy truck had parked across and this poor woman could not get up and down. Since you are not going to have any parking you are going to use this as parking?

Mr. Grevas: Yes.

Mr. Pagano: For the school?

Mr. Grevas: One of the things that I think the problem is that the parking, I don't think, is presently marked properly. This is what we are proposing here to mark the spaces out here.

Mr. Pagano: Are you going to light this up without creating bright lights that will bother some of the neighbors? Is there any way of low intensity lighting?

Mr. Grevas: I think if Mr. Catanzaro agrees we will put a couple of wall mounted fixtures here and here on the wall of the building shining down. I think that will help. Do you have a problem with that?

Mr. Catanzaro: No problem.

Mr. Jones: How many vehicles does Lindy park back there.

Mr. Grevas: They have about three trucks, most times I see them on the front when they are ready to go out.

Mr. Van Leeuwen: I have been over there, about a month or two ago, but if you cut the water coming from Route 32 and bring it into the catch basin, that is going to help that area.

Mr. Grevas: We have talked to the State DOT. We sent them a copy of a site plan way back and the return comment that we got was ditch that and don't bother with a permit because it is right in the State right of way where the problem is. That is not the entire problem but that is all we can take care of because that is where we are at.

Mr. Van Leeuwen: We are going to have to talk with Stensons to see if we can get a twenty foot easement behind him.

Mr. Grevas: The state has not provided for drainage. It is just not contained there. The only place that we can contain it is in the front of the property which we are doing.

Mr. Jones: I heard about this Lindy outfit. Why can't they use the parking in the back. That is why we put the handicap in the front. You are right, they should be using the rear space. There is a 1,000 watt bulb which Mr. Catanzaro has in the rear yard already.

Mr. Pagano: It is one of those things that if you put the wrong kind of bulb in you are going to have the neighbors back. It would have to be a shrouded type that puts a light down.

Mr. Van Leeuwen: Any other questions from the Board Members? Hearing none, I will entertain questions from the audience.

Mrs. Cimorelli: I would like to thank you for delaying this so that I could be here. I would like to give you some pictures, unfortunately some remarks were made when I wasn't here. One of which I will refute with these two pictures taken about the garbage and rubbish which is not a one time deal. This is an everyday thing. This is how the property is maintained. This is fall and summer and it has been maintained sixteen years. I would like to mention about the fence too. It is very important the fence is important to all of the homeowners in that whole line which I would say encompasses ten or twelve homes of which I would say five offhand original homeowners that when all this drainage and these properties were built they were not there when we bought our home. So we went through the whole ordeal of planning board meetings and drainage and so forth and one of the very good things that came out of the previous planning board was the opaq screening. Originally, including Mr. Catanzaro's plan of which I have a copy of, his original called for just shrubbery. His property is 125' long in the back. I noticed on the new site plan it had grown 2'. I am not sure how that happened but it is not my problem. My property is 140' long. The Planning Board took the view that we should all have this opaq screening and it should all be alike so that the homes along there, a number of them have the same fencing. Now the fence was installed to the best of my knowledge in 1973. That makes it 15 years old. For him to say it is in good condition is the furthest stretch of the imagination that I hope to hear tonight. It is in the poorest condition. The only good part of it are the slats that I assume you will see on the pictures which were replaced this past summer. We wish very much that opaq screening remain and remain at that height. I will explain to you because it is important. The fence that he is showing you on the next property that is vacant. Mr. Stensons was put up by my next door neighbor. I don't know if he had permission from the neighbor. That is not my business. The fence was not called for because that property is undeveloped and, of course, there was not site plan so it did not have a fence until only about a year and one-half ago. My neighbor got so tired of looking at all the debris he put the fence up. It had nothing to do with anything to do with the Planning Board or the plan. The other thing, of course, that we were very concerned about was the drainage. The original site plan called for controlled drainage, storm drainage and so forth. I don't know when they were ever put in and apparently they never worked because they are right where he is showing you that now is this gully that he is going to pick up the water and fill in the gully. That is

'where the original thing was suppose to have occurred sixteen years ago. It didn't occur. Mr. Catanzaro is to me, to the Cimorellis, Mr. Catanzaros credibility is totally lacking. He has never kept the property up. He never completed the original site plan. I do not believe at this time unfortunately, that he will complete this one. That worries me. I don't know how he gets away with it. I don't understand either he is asking for a decrease in parking spaces from the old site plan or he is asking for less parking spaces. Is that to assume he has less business, which I know that he doesn't. They are not, the business in the back, I want to know where those people are going to park. That New Windsor Refrigeration he is showing parking where they are. I beleive under the fireescape there is a line of parking spaces in the back of the building.

Mr. Van Leeuwen: Not under the fireescape, within five feet of it.

Mrs. Cimorelli: That is where New Windsor Refrigeration backs there truck up and has access to his building. I don't see that he shows you that. Does that mean they are going to drive over cars to get in the building or what is that? Now, Lindy Oxygen Store in the front, to the best of my knowledge, uses where the area for their storage where he is showing maybe four parking spaces. They back up to the building there and use the door that is there to load their trucks. So it is almost like there is two loading spaces there and he wants to put parking spaces there. I don't understand how that is going to work. When I asked the planning board how many parking spaces are normally required for these businesses in front other than the special school. How many parking spaces would be required for the pet store and for Lindy Oxygen? I know Lindy Oxygen has at least three trucks there. They must have someone who works in the store also. So I would assume they are using four spaces before they even open up the doors to a customer.

Mr. Van Leeuwen: Lou, can you answer it?

Mr. Grevas: The parking requirements are on the plan. The 26 spaces are what are required and that is what we are providing. The parking spaces on the original site plan quite frankly don't meet the requirements of the ordinance which are 10 x 20. The original ones scale out anyway at 9 x 20 and they are in such a fashion that really, quite frankly, you couldn't use them, a lot of them, because of turning and so forth. So this parking layout resulted from the actual planning requirements from the ordinance and from a layout that could be used.

Mrs. Cimorelli: I will disagree with Mr. Grevas having a copy and having used a ruler. I thought the original parking spaces made a lot more sense then the ones I see now.

Mr. Jones: The ones you see now are laid out on the site plan. This is what we have to accept as long as it is legal.

Mrs. Cimorelli: I understand that.

Mr. Jones: As far as the drainage thing is concerned. He was the guy putting the drainage ditches across the back and they stopped Kentucky Fried Chicken. It stopped there. They left a bank and a thing holding the water back. It was never extended. Now he wants to put one on his property to keep water from going on your property. I think that is fair.

Mrs. Cimorelli: Here is the original site plan.

Mr. Jones: He is changing everything now.

Mrs. Cimorelli: At that time he agreed that there is a drainage swale. There it is in detail. At that time he agreed to a drainage swale.

Mr. Jones: They did when I was Building Inspector.

Mrs. Cimorelli: I don't find the man credible.

Mr. Jones: You had me down there a lot of times over the drainage and you were satisfied what was done when John Shermann came there.

Mrs. Cimorelli: No I wasn't.

Mr. Jones: If you own that piece of property, forget about Mr. Catanzaro, if you laid it out according to the way the Planning Board would approve it, would you want anybody else to tell you how to do it?

Mrs. Cimorelli: If you lived up to the plan I would mind.

Mr. Jones: We are going to see that he does.

Mrs. Cimorelli: I have said to you and I have tried to prove it.

Mr. Jones: I don't approve of anybody telling somebody else what to do on their own property.

Mrs. Cimorelli: I am not telling Mr. Catanzaro what to do on his property. I have tried to prove to you that the original site plan was never completed by Mr. Catanzaro. To me that means not credibility. Now Mr. Catanzaro claims that I let people through my yard, thereby into his yard. Mr. Catanzaro has a void in his education which I would like to fill in at this moment. If a 6' man walked up to me and punched me in the nose it would not be because I let him it would be because I could not stop him. There is definitely a difference that Mr. Catanzaro does not understand. I have begged people for 24 years. I have asked them not to go through the yard. Now Mr. Catanzaro sees fit to send a letter to Mr. Petro concerning the same subject about our allowing people through the yard. There is no way in this world that any human being can stand out on their property line seven days a week, 24 hours a day unless Mr. Catanzaro is offering me a paid position at this time which I will consider. Otherwise, I have a suggestion to make to him that should close this subject forever as far as I am concerned. I will furnish the chair, the coffee and I will allow him to sit in my yard watching the line and stop the people coming through into his property and he is going to have to spend seven days a week, 12 to 15 hours a day and I don't think he has the guts to do it. I am making you an offer for you to stop the people.

Mr. Jones: Are these people coming from Route 32 or through your property.

Mrs. Cimorelli: From Route 32 and Continental Drive and many of them are doing business with his stores.

Mr. Van Leeuwen: I really, don't think, Mr. Grevas, excuse me for one minute please Mrs. Cimorelli, the fence goes from here across here to here to here, that goes off the Catanzaro property, where are they crossing.

Mrs. Cimorelli: They are crossing where the vacant, they are coming through my yard and going through the vacant lot where it is not required to have a fence.

Mr. Grevas: They are not crossing Mr. Catanzaro's property, they are coming through the Stenson property between that gap and the fence?

Mrs. Cimorelli: And going up Mr. Catanzaro's driveway. He made public reference to it two weeks ago and I was not here to defend myself.

Mr. Van Leeuwen: Is that really the bone of contention?

Mrs. Cimorelli: No, I never seen the man before.

Mr. Van Leeuwen: Is that really the bone of contention, people walking through there?

Mrs. Cimorelli: No.

Mr. Van Leeuwen: Why don't we do this, concentrate on the site plan and try to make you, everybody in New Windsor, the Planning Board, Mr. Catanzaro, make everybody happy. No matter what you do there is no way that man could have a man sitting back there making sure they don't break the fence.

Mrs. Cimorelli: He suggested that I should do that. He suggested this in writing to Mr. Petro. I think that is horrendous.

Mr. Van Leeuwen: Lets forget that end of it. It doesn't do us any good to belabor it.

Mrs. Cimorelli: I am concerned because this is also the property that this oxygen tank appeared so suddenly. I don't want to get up next week and find that we have six elephants back there. I am not sure what he is up to. I am also going to ask you how you can apply for a special permit after the business is operating. Can somebody explain that to me legally.

Mr. Jones: Because the zoning inspector detected it and he told the guy he had to come in and get a special permit. That is all there was to it.

Mrs. Cimorelli: But he can still operate the business until he gets on the agenda.

Mr. Jones: Would you like someone to take your husband's business away.

Mrs. Cimorelli: My husband is not operating illegally.

Mr. Jones: Nobody said he is.

Mrs. Cimorelli: It is not the same question that I asked.

Mr. Van Leeuwen: Let's stick to the site plan.

Mrs. Cimorelli: I am trying to. I am asking you a question.

Mr. Van Leeuwen: We can't answer that, ok?

Mrs. Cimorelli: If he gets the permit for this school is it only for this school?

Mr. Van Leeuwen: Yes Ma'am. It is the parking for everything and including the school. I went there tonight and parked in the lot for 20 minutes tonight and watched the cars drop people off and go out because I wanted to make sure that is what is going on which is what is going on. When they pick them up I don't know. I was there 20 minutes of 7:00 and that was going on.

Mrs. Cimorelli: When we went by to come here, my sister and I came in one car, there was cars parked on the highway in front of the building. There are cars parked in the vacant lot next door, Mr. Stensons lot, and no one was parked in the back. It is a rare occasion when someone parks in the back of Mr. Catanzaro's building. I assume that they don't want to walk up and down the hill so they park in Stensons vacant lot. Mr. Stenson is one of Mr. Catanzaro's long time tenants so I assumed that they would have an understanding that it is alright for people to park there, so I also am of the opinion that the parking will be circumvented, because when people come, if it is a little crowded they are going to park in the vacant lot. They are not going to park where they are suppose to.

Mr. Van Leeuwen: As long as Mr. Stenson does not complain there is not much we can do about it. Let's stick to the plans.

Mrs. Cimorelli: I called and they tell me the classes are up to 20 students which is not what I understand. I understand that the parking is based on 10 and a maximum of 15 students. Now, I called the school today and they said they have classes up to 20 students and they have major events.

Mr. Jones: According to the man that is running the school that isn't what he stated to us. No major events are held in the school because it is not big enough. They are held at New Windsor Temple Hill School or Vails Gate.

Mr. Van Leeuwen: We are not giving him a permit to have major events.

Mrs. Cimorelli: I am talking about the children being there and parents, special demonstrators like this, Saturday they are going to have the police there, finger printing, special demonstrations. They are going to have a big party and open house this Saturday from 11:00 to 12:00.

Mr. Jones: Can I ask you what is wrong with that.

Mrs. Cimorelli: I am not sure that the parking is adequate to accomodate those people.

Mr. Jones: If they want to park in Stensons we have no jurisdiction over that unless Mr. Stenson complains and he wants something done with the lot. Then we will have jurisdiction.

Mr. Van Leeuwen: The police can't even issue you a parking ticket on private property. They can't do it.

Mrs. Cimorelli: So the fence and the drainage is the major issue. Will that be a legal part. I request that that be a legal part and that it be maintained. You may not be aware that the light in the back does not work most of the time. He may not be aware of that, he does have a very nice light, but I must say it because I have never seen the man to say it to accuse me of allowing or letting people go through my property. Allowing people to destroy his fence is a terrible thing to say. I don't notice he is standing and saying it to my face. I am the neighbor who is repeatedly calling the police when his property has been jeopardized. When I felt there were robberies, I am the one who has called the police to protect his property as a good neighbor should. I have never given the man any trouble until that oxygen

tank went up.

Mr. Jones: Everybody raised hell about that including me.

Mrs. Cimorelli: The fence was such a disgrace.

Mr. Van Leeuwen: He has agreed to fix the fence. He has repaired the fence.

Mrs. Cimorelli: The rest of it is in terrible shape. It is untreated wood standing for 5 years. Now you must know what kind of shape it is in.

Mr. Van Leeuwen: We can't tell him to put up a new fence. We can ask him to maintain and check the fence once or twice a year to make sure that it is in good order. He can't help someone coming over it at night and kicking the boards in.

Mrs. Cimorelli: It took me 5 years after I first asked Mr. Kennedy to have the fence repaired. It took 4 years for Mr. Catanzaro to get around to fixing the fence and he only did it because he was served with a notice of violation and had to appear before the Judge and that is the only time he fixed it. So I have to be apprehensive about these things. He does not move unless somebody really does something, and I can't understand why he has never just sat down and said what is our problem? Why hasn't he ever been a decent neighbor back to me?

Mr. Van Leeuwen: You have to take that up with Mr. Catanzaro.

Mrs. Cimorelli: I have said it to his face at least

Mr. Lander: Mrs. Cimorelli, you don't have to stand up. Why aren't the two fences connected, one is a return going up towards Route 32, I am just curious about it.

Mrs. Cimorelli: As I said, he put one up, the neighbor ok for him to go further, he would have had to go into my property. The neighbor, in otherwords, he stopped at his property line. Mr. Catanzaro's actual fence is longer than it is supposed to be. That is to my advantage. I am not going to argue, but my neighbor stopped at the property line, we even discussed his going past that with the neighbor but my husband felt very strongly that should anything happen and the neighbors should sell because it involved a long strip of land down the side of the house, that we would loose 6' of our property, the whole length of the side of the house. We would have a hard job convincing someone we had just loaned him that 6'.

Mr. Lander: The only thing I see is that the gate is open. To me if I was a kid walking up Continental Drive, the gate is open we can go through.

Mrs. Cimorelli: The fence that my neighbor put up is new. Mr. Catanzaro's fence has been up 15 years almost. The other fence has only been up about a year. Maybe a year and one-half. There was not a fence there for many years.

Mr. Jones: Who owns the pieces of property between the two fences? That is your property isn't it?

Mrs. Cimorelli: If you move forward a couple of feet. I would have to put a fence on Stensons property to fill in the gap. Mr. Catanzaro's fence is on his property. My next door neighbor's fence is on his property.

Mr. Jones: The piece of land in between belongs to your neighbor?



Mrs. Cimorelli: It belongs to Stenson.

Mr. Lander: The property lines don't line up.

Mr. Van Leeuwen: Anybody else on the Board have any discussion on this.

Mr. Lander: Store "A" I see we have down here for store "B" we have 12 spaces.

Mr. Grevas: That is both of them. The total retail space they are both retail uses, the one is a school of special instruction, that is a different use, so these two are added together so that is the separate one.

Mr. Lander: Ok thank you.

Mrs. Cimorelli: What about New Windsor Refrigeration. Is that not being continued as a business downstairs.

Mr. Grevas: As Mr. Catanzaro pointed out, the last meeting the owner of this business is a business partner of Mr. Catanzaro in other adventures and he stores some things down there. He does not do business out of there. Personal effects as well as some business equipment.

Mr. Jones: Strictly storage?

Mr. Grevas: Yes. Years ago there use to be a print shop there. They got a special permit for that and that business moved out.

Mr. Pagano: I am still concerned with the proper lighting in the backyard. If we are going to have cars going back there at night time it is not a pleasant place to park at best, then walk up a long hill in the dark, especially a mother with kids. So lighting has to be addressed.

Mr. Grevas: It is a 1000 watt mercury lamp.

Mr. Van Leeuwen: Any other questions?

Mr. Lander: What if his special permit had to be renewed. The special permit does not have to be renewed?

Mr. Van Leeuwen: Yes it does, we can put a limit on it.

Mr. Lander: Put a limit, yes.

Mr. Van Leeuwen: We are going to limit the special permit for special use to every two years. We will keep an eye on the fence, that it is repaired and kept and the weeds are cut down.

Mr. Catanzaro: I will have it taken care of.

Mr. Jones: You have to make the people in the building responsible for their property.

Mr. Catanzaro: There was some tires and those tires apparently were dropped off by other people, but I will take care of it.

Mr. Jones: I think that they should be made responsible for maintenance of the property.

Mr. Catanzaro: Once I put the shrubs in I will sign a Contract with Wien Landscaping. Right now, nobody is using it.

Mr. Jones: How does that sound?

Mrs. Cimorelli: It sounds good.

Mr. Lander: I make a motion that the Planning Board of the Town of New Windsor give approval to the special use permit for Charles Catanzaro dated and last revised January 6, 1988.

Mr. Jones: I will second that motion.

MR. PAGANO	AYE
MR. JONES	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE

Mr. Van Leeuwen: I will close the public hearing and I will take a motion on the site plan.

Mr. Rones: Before approving the site plan a long form EAF has been completed and is submitted. I think it would be appropriate for the planning board to take lead agency status and make a negative declaration or positive.

Mr. Jones: Whereas, the Town of New Windsor Planning Board has assumed lead agency for the Catanzaro Site Plan located on Route 32 in the Town of New Windsor; and

Whereas, the Town of New Windsor Planning Board has in its judgment determined that the proposed project is an unlisted action as defined under part 617 of the Environmental Conservation Law and is subject to the SEQRA review process and

Whereas the Town of New Windsor Planning Board has in its judgment and based upon the data and the submitted environmental assessment form prepared by or in behalf of the subdivider and submitted to this Board and relying upon its accuracy and completeness determine that the proposed subject will not have a significant effect on the environment.

Now, therefore, be it resolved that the Town of New Windsor Planning Board by its resolution making a negative declaration as defined by part 617, title 10 of the Environmental Conservation Law and the SEQR review process, be it further

Resolved that the applicant shall prepare to the satisfaction of the Town of New Windsor Planning Board notice of this determination to all parties required to receive such notice.

Mr. Pagano: I will second that motion.

MR. PAGANO	AYE
MR. JONES	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE

Mr. Jones: I make a motion that the Town of New Windsor Planning Board approve the site plan of Charles Catanzaro with all of the agreements made this evening.

Mr. Lander: I will second that Motion.

MR. PAGANO	AYE
MR. JONES	AYE
MR. LANDER	AYE
MR. VAN LEEUWEN	AYE

BLOSSOM HEIGHTS SUBDIVISION (86-74)

1-27-88

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME:

Charles CATANZARO Ammended Site Plan

PROJECT NO. :

87-73

TYPE OF PROJECT:

Subdivision

Site Plan ☒

Lot Line Change

Other (Describe)

TOWN DEPARTMENT REVIEWS:

Date  
App'd

Date  
Not App'd

Not  
Required

Planning Board Engineer

Highway

Bu. Fire Prev.

Sewer

Water

Flood

11-5-87

11/18/87

OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYSDOH

OTHER (SPECIFY)

11/6/87

See Letter

11/20/87

SEQR:

Lead Agency Action

Determination

EAF Short

Proxy: Filed

☒ Long

Submitted

Accepted

Representative

PUBLIC HEARING:

Held (DATE)

Waived\*

Other

(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date

+ 30 days = Action Date

Preliminary P/H Date

+ 45 days = Action Date

Preliminary App'l Date

+ 6 months = Final Resub. Date

Final Plan Date

+ 45 days = Final App'l Date

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date

+ 6 months = Submittal Date

First Meeting Date

+ 90 days = Final App'l Date

Appendix A  
State Environmental Quality Review  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

**Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

**Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

**Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

*Charles Catanzaro - Amended Site Plan*

\_\_\_\_\_  
Name of Action

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

# PART 1 PROJECT INFORMATION

## Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <i>Charles Catanzaro - Amended Site Plan</i>			
LOCATION OF ACTION (Include Street Address, Municipality and County) <i>E. Side Route 32 (Windsor Highway), 1700'± North of Forge Hill Road</i>			
NAME OF APPLICANT/SPONSOR <i>Charles Catanzaro</i>		BUSINESS TELEPHONE <i>(914) 564-4100</i>	
ADDRESS <i>26 Susan Drive</i>			
CITY/TOWN <i>Newburgh,</i>		STATE <i>N.Y.</i>	ZIP CODE <i>12550</i>
NAME OF OWNER (if different)		BUSINESS TELEPHONE ( )	
ADDRESS			
CITY/TOWN		STATE	ZIP CODE
DESCRIPTION OF ACTION <i>Amendment to Site Plan originally approved in 1971; Application for Special Permit for "School of Special Instruction" in 'C' Zone.</i>			

Please Complete Each Question—Indicate N.A. if not applicable

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)  
☐ Forest ☐ Agriculture ☐ Other \_\_\_\_\_
2. Total acreage of project area: 0.57± acres.
 

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.14±</u> acres	<u>0.04±</u> acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>0.43±</u> acres	<u>0.53±</u> acres
Other (Indicate type) _____	_____ acres	_____ acres
3. What is predominant soil type(s) on project site? N/A
  - a. Soil drainage: ☐ Well drained 80 % of site ☐ Moderately well drained 20 % of site  
☐ Poorly drained \_\_\_\_\_ % of site
  - b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
  - a. What is depth to bedrock? N/A (in feet)

Approximate percentage of proposed project site with slopes: ☒ 0-10% 20 % ☐ 10-15% \_\_\_\_\_ %  
☐ 15% or greater \_\_\_\_\_ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? N/A (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
☐ Yes ☒ No According to Site is developed  
Identify each species \_\_\_\_\_

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
☐ Yes ☒ No Describe \_\_\_\_\_

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
☐ Yes ☒ No If yes, explain \_\_\_\_\_

14. Does the present site include scenic views known to be important to the community?  
☐ Yes ☒ No

15. Streams within or contiguous to project area: None  
a. Name of Stream and name of River to which it is tributary \_\_\_\_\_

16. Lakes, ponds, wetland areas within or contiguous to project area: None  
a. Name \_\_\_\_\_ b. Size (In acres) \_\_\_\_\_

17. Is the site served by existing public utilities? ☒ Yes ☐ No  
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No  
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☒ No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

a. Total contiguous acreage owned or controlled by project sponsor 0.57± acres.

b. Project acreage to be developed: 0.53± acres initially; \_\_\_\_\_ acres ultimately.

c. Project acreage to remain undeveloped 0.04± acres.

d. Length of project, in miles: \_\_\_\_\_ (If appropriate)

e. If the project is an expansion, indicate percent of expansion proposed 9 %; (Parking Area)

f. Number of off-street parking spaces existing 10(±); proposed 26.

g. Maximum vehicular trips generated per hour 20 (upon completion of project)?

h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure \_\_\_\_\_ height; \_\_\_\_\_ width; \_\_\_\_\_ length.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 100 ft.

2. How much natural materials (fill, etc.) will be removed from the site 0 tons/cubic yards?
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? Parking (unpaved)
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.10 ± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 3 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 3; after project is complete 0
10. Number of jobs eliminated by this project 0
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved? ☒ Yes ☐ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount San. Sewage - 400 ± GPD
- b. Name of water body into which effluent will be discharged Hudson River (New Windsor STP)
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No  
Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 1 ± tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location New Hampton, N.Y.
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.
- b. If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☐ Yes ☒ No (Exist'g Bldg)  
If yes, indicate type(s) \_\_\_\_\_
22. If water supply is from wells, indicate pumping capacity \_\_\_\_\_ gallons/minute.
23. Total anticipated water usage per day 400 ± gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No  
If Yes, explain \_\_\_\_\_



City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, <u>Town</u> , Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Site Plan/Special Permit</u>	<u>11/3/87</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

### C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☐ Yes ☒ No  
If Yes, indicate decision required:  
☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☐ site plan  
☐ new/revision of master plan ☐ resource management plan ☐ other \_\_\_\_\_
- What is the zoning classification(s) of the site? 'C' (Design Shopping)
- What is the maximum potential development of the site if developed as permitted by the present zoning?  
As shown on Amended Site Plan
- What is the proposed zoning of the site? 'C'
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
'C' (Design Shopping) & R-4 (Suburban Residential)
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed?  
a. What is the minimum lot size proposed? \_\_\_\_\_
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No  
a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No  
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

### D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

### E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Charles Catanzaro Date 1/8/88  
Signature ELIAS D. GREVAS Title Land Surveyor

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

### General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

### Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer **Yes** if there will be any impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
☒ NO    ☐ YES

#### Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO    ☐ YES

- Specific land forms: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Will proposed action affect any water body designated as protected?  
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

### Examples that would apply to column 2

4. Will proposed action affect any non-protected existing or new body of water? ☒ NO ☐ YES

### Examples that would apply to column 2

5. Will Proposed Action affect surface or groundwater quality or quantity? ☒ NO ☐ YES

### Examples that would apply to column 2

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☐ NO ☒ YES

### Examples that would apply to column 2

- | 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change |                             |
|-------------------------------------|-----------------------------------|--|-----------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <br>                                |                                   |  |                             |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <br>                                |                                   |  |                             |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <br>                                |                                   |  |                             |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <br>                                |                                   |  |                             |
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <br>                                |                                   |  |                             |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <br>                                |                                   |  |                             |
| <input type="checkbox"/>            |                                   |  |                             |

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: Project will alleviate a part of an existing drainage problem

## IMPACT ON AIR

7. Will proposed action affect air quality? ☒ NO ☐ YES
- Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
  - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
  - Emission rate of total contaminant's will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
  - Proposed action will allow an increase in the amount of land committed to industrial use.
  - Proposed action will allow an increase in the density of industrial development within existing industrial areas.
  - Other impacts: \_\_\_\_\_

## IMPACT ON PLANTS AND ANIMALS

3. Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES
- Examples that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
  - Removal of any portion of a critical or significant wildlife habitat.
  - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
  - Other impacts: \_\_\_\_\_

3. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES
- Examples that would apply to column 2**
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
  - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

## IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? ☒ NO ☐ YES
- Examples that would apply to column 2**
- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No



## IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?

☒ NO ☐ YES

**Examples that would apply to column 2**

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

## IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

☒ NO      ☐ YES

**Examples that would apply to column 2**

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

## NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

☒ NO      ☐ YES

**Examples that would apply to column 2**

- **Blasting within 1,500 feet of a hospital, school or other sensitive facility.**
- **Odors will occur routinely (more than one hour per day).**
- **Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.**
- **Proposed Action will remove natural barriers that would act as a noise screen.**
- **Other impacts:**

## IMPACT ON PUBLIC HEALTH

**17. Will Proposed Action affect public health and safety?**

☒ NO      ☐ YES

### Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

<b>1</b> Small to Moderate Impact	<b>2</b> Potential Large Impact	<b>3</b> Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?  
☒ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
☐ NO ☒ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

## Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

### Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

#### Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

**Appendix B**  
**State Environmental Quality Review**  
**Visual EAF Addendum**

This form may be used to provide additional information relating to Question 11 of Part 2 of the Full EAF.

(To be completed by Lead Agency)

<b>Visibility</b>	<b>Distance Between Project and Resource (in Miles)</b>				
	0-1/4	1/4-1/2	1/2-3	3-5	5+
1. Would the project be visible from:					
• A parcel of land which is dedicated to and available to the public for the use, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• An overlook or parcel of land dedicated to public observation, enjoyment and appreciation of natural or man-made scenic qualities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site or structure listed on the National or State Registers of Historic Places?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The State Forest Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Wildlife Refuges and state game refuges?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Natural Landmarks and other outstanding natural features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• National Park Service lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Rivers designated as National or State Wild, Scenic or Recreational?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Any transportation corridor of high exposure, such as part of the Interstate System, or Amtrak?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A governmentally established or designated interstate or inter-county foot trail, or one formally proposed for establishment or designation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• A site, area, lake, reservoir or highway designated as scenic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Municipal park, or designated open space?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• County road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local road?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the visibility of the project seasonal? (i.e., screened by summer foliage, but visible during other seasons)					
	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
3. Are any of the resources checked in question 1 used by the public during the time of year during which the project will be visible?					
	<input type="checkbox"/> Yes	<input type="checkbox"/> No			



# DESCRIPTION OF EXISTING VISUAL ENVIRONMENT

4. From each item checked in question 3, check those which generally describe the surrounding environment.

	Within	
	*1/4 mile	*1 mile
Essentially undeveloped	<input type="checkbox"/>	<input type="checkbox"/>
Forested	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
Suburban residential	<input type="checkbox"/>	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Urban	<input type="checkbox"/>	<input type="checkbox"/>
River, Lake, Pond	<input type="checkbox"/>	<input type="checkbox"/>
Cliffs, Overlooks	<input type="checkbox"/>	<input type="checkbox"/>
Designated Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Flat	<input type="checkbox"/>	<input type="checkbox"/>
Hilly	<input type="checkbox"/>	<input type="checkbox"/>
Mountainous	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: add attachments as needed

5. Are there visually similar projects within:

*1/2 mile	<input type="checkbox"/> Yes	<input type="checkbox"/> No
*1 miles	<input type="checkbox"/> Yes	<input type="checkbox"/> No
*2 miles	<input type="checkbox"/> Yes	<input type="checkbox"/> No
*3 miles	<input type="checkbox"/> Yes	<input type="checkbox"/> No

\* Distance from project site are provided for assistance. Substitute other distances as appropriate.

## EXPOSURE

6. The annual number of viewers likely to observe the proposed project is \_\_\_\_\_.

NOTE: When user data is unavailable or unknown, use best estimate.

## CONTEXT

7. The situation or activity in which the viewers are engaged while viewing the proposed action is

Activity	FREQUENCY			
	Daily	Weekly	Holidays/ Weekends	Seasonally
Travel to and from work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Involved in recreational activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Routine travel by residents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At a residence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At worksite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NEW YORK

JANUARY 13, 1988

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN  
LAWRENCE JONES  
DANIEL MC CARVILLE  
HENRY VAN LEEUWEN  
CARL SCHIEFER  
RON LANDER  
JOHN PAGANO, ARRIVING LATE

OTHERS PRESENT: JOSEPH RONES, PLANNING BOARD ATTORNEY  
MARK EDSALL PLANNING BOARD ENGINEER  
MICHAEL BABCOCK, BUILDING INSPECTOR  
FRANCES ROTH, SECRETARY

Mr. Scheible called the meeting to order.

Mr. Scheible: Since everyone has not received a copy of the minutes, I would like to postpone any decision on these minutes until next month's meeting.

PUBLIC HEARING - CATANZARO SITE PLAN/SPECIAL PERMIT (87-73)

1-13-88

Mr. Elias Grevas came before the Board representing the proposal. He presented the affidavit of mailing, affidavit of publication and return receipts. Also prepared and handed in was a long form EAF statement.

Mr. Grevas: I have some minor revisions of the plans since the last application. This proposal is an amendment to the site plan originally approved by the New Windsor Planning Board back in 1981. The project is 1700 feet north of Forge Hill Road along Route 32, New Windsor Highway on the east side and contains two commercial uses and a school of special instruction for which we are requesting the special permit. Changes to the site plan since 1971 include the provision of channelized entrances which are out in the state right of way and were put there after the original site plan was approved and the addition of parking to the rear of the building in a defined area. The proposed parking in the rear proposed unpaved because of drainage problems existing in the area presently. The drainage problem that is right here comes down through the property and on though. We are proposing part of this project to regrade a portion of the swale and get it into the catch basin here which it does not do now. I contacted the State Department of Transportation at the time of the application of this plan back in November and we understand they have no objection to this but they don't want go to to a full blown permit for ditch grading, we are also proposing some screening along the rear property line and the changes in the map were in response to the first request that we remove this parking space and move that parking space over. We had also added an additional handicapped parking space since we were at 26 spaces, the parking requirements are spelled out in the site plan notes. As I said this is an amendment to an existing plan and the building is existing. On the site is existing several of the items that were existing at

the time of the survey for the preparation of the site plan which are shown on the plan. That is basically it, the parking requirement is met by the plan, the bulk table indicates those items existing at the time the zone requirement changed and the other items are proposed that are proposed are shown on the plan such as concrete curbing for wheelstops in the rear parking area since this is intended to be unpaved to prevent storm water from washing right on across. Basically that is it.

Mr. Edsall: Is there an easement behind the property here?

Mr. Grevas: Not that we could find in the records at one time years ago back in the 70's there was a proposal to obtain a 20 foot wide easement along all of the property along 32 to take care of the rear yard drainage, unfortunately this is the last property on the line and the property to the north of this would be the receptor of all this, they were supposed to have a swale and discharge to the north but no legal formation was made of providing for a place to discharge that. If they placed a swale it would pene on this piece of property.

Mr. Van Leeuwen: There is an easement up further that this piece of property.

Mr. Grevas: To the south?

Mr. Van Leeuwen: It stopped at this lot here.

Mr. Grevas: I am not sure about that lot but it is in the deeds for this one. We have left that area open in case there is a solution to the problem we don't propose anything up against the property line there is a space back there where it could be done. My opinion of that north of the property we'd have to get it out, get to the next water course and that goes through the properties.

Mr. Van Leeuwen: Is there any way we can go for an easement back here?

Mr. Grevas: Yes, I am sure my client would grant one except for one thing it doesn't go anyplace I think he'd be hard pressed to put a ditch line and have it back up. He'd be creating a problem for the fellow to the north of him. I think I have no doubt in my mind that Mr. Catanzaro would be happy to provide the Town with an easement if everything was lined up.

Mr. Van Leeuwen: Because that Stenson's Tropical World probably started building too.

Mr. Grevas: This drainage problem along 32 is caused by the fact there is no defined highway ditch the water runs off the shoulder comes down through that property and goes to the low point. There is no containment of water on 32. We are picking up some of it out on 32 at the catch basin that is existing but we can't pick up all of it that would mean grading back quite a ways up.

Mr. Van Leeuwen: You don't need his permission to go because that is state property anyway right?

Mr. Grevas: I said back in November and there is a letter in the file I sent a copy of the site plan to Mr. Green I spoke to him and agreed to find out if there is a formal permit required and he said no he didn't want to get into all the paperwork.

Mr. Van Leeuwen: It is going to hit the people's house here.

Mr. Grevas: We are picking it up right here it is off other property but we can pick it up right at this point. That takes care of this water course coming through here there is another one that is down here further and comes through but that is over here.

Mr. Van Leeuwen: That is on the next lot.

Mr. Grevas: Right.

Mr. Scheible: What is the most number of students at one time that would be in the karate school class?

Mr. Grevas: As I put on here the average class size is 13 students and that is what we are basing the parking spaces on I understand that the class size ranges from ten to 13 or ten to 15 rather than being an average and most of these are students who are dropped off and picked up later.

Mr. Scheible: What worries me everyone of these schools be it karate, music, these all have a demonstration where they invite uncles, aunts, grandmothers to watch. I am just wondering where they are all going to be parking that is my concern.

Mr. Grevas: I haven't got any space to add, but I do have the requirements listed in the ordinance. That is all I can do.

Mr. Rones: Put a restriction on the maximum occupancy of the building.

Mr. Grevas: On the special permit.

Mr. Rones: Yes.

Mr. Van Leeuwen: How wide is 32 at that point?

Mr. Grevas: Pavement is 24 feet, the shoulder is 8 feet each side of that.

Mr. Van Leeuwen: And that is the easement isn't the easement 60 feet?

Mr. Grevas: The right of way it varies I think in there I think it is 66 total.

Mr. Van Leeuwen: I have no more questions.

Mr. Mc Carville: I have no more questions.

Mr. Van Leeuwen: One more thing there is some space underneath the building do you know how often people go in there?

Mr. Grevas: That is storage. Not as much as they used to be. I think somebody was occupying space once but I understand now it is strictly storage and I think it is dead storage.

Mr. Scheible: Is the storage by one of the occupants upstairs?

Mr. Grevas: Yes.

Mr. Scheible: I'd like to open the public hearing to the floor, when you do request to ask a question, please rise and state your name and address before the question please.

Linda Wutch: I have a request for the Board, I live on Temple Hill Road, New Windsor. I am representing Mr. and Mrs. Michael Cimorelli. I have a letter which I have prepared for the Board it might explain my reason for being here. My parents are probably the most effected by this. My mother was going to bring the letter in and as you can see she is not here and she is requesting an extension or tabling of the session until my parents could present this view. I am not in any way prepared to argue this case other than the fact that I was advised that it might be to the benefit for you to make a decision on my request if I had some offer of proof as to what my parents viewpoint might be with regard to not granting some position of this request. I do have a couple of notes that my mother had made I went to her home I have some photos to substantiate some of the issues she raises. The number one item that I know myself for a fact is that the bottom premises is a storage area that is in use but it is being used by New Windsor Refrigeration which is not one of the buildings that has a business, not one of the business that have a place in the building. She is concerned about the maintenance of the shrubbery or whatever it is they plan abutting up in place of the fence they are going to take down. There is some pictures I have here which she has taken to show over the 16 years they have had the fence how they have kept it in terrible disarray, debris piled all over she is concerned about the parking, the cars being there, the fact that kids will be cutting through their yard all 15 feet across the back if there is nothing there to prevent them from pulling in and out. I do have some other things here I don't know if you want to hear from me my question to the Board was whether or not they'd entertain a delay in this decision until my parents can present their side. My mother went into ICU with a heart problem she could not be here she is well prepared. My father is with her I would rather be with here than here but because the fact that it was said to me that I should present proof that she has a legitimate argument that is why I am here.

Mr. Scheible: In regard to this letter we will discuss this amongst the Board members whether we will postpone the decision of whatever.

Ms. Wutch: I just wanted the Board to be aware I don't know if everybody knows which premises I m speaking of that is directly behind this place. They are the most effected by any decision the Board makes and I feel they should have some chance to give this viewpoint. Unfortunately I am not prepared to give it for them. Thank you.

Mr. Scheible: Thank you.

Mr. Grevas: If I just might clarify one thing. The fence is intended to remain, it is not to be removed.

Mr. Jones: That is in good repair?

Mr. Grevas: I don't know about that right now it has been repaired several times it keeps getting slats out of it Mr. Catanzaro keeps coming back and fixing it.

Mr. Scheible: I see a question that arose from one of the questions, once again it is being asked again the downstairs basement storage area.

Mr. Grevas: It is my understanding it was storage for the stores upstairs. I didn't know anybody else was using it. Mr. Catanzaro is here he can tell us.

Mr. Catanzaro: It is being used by New Windsor Refrigeration as storage.

Mr. Grevas: I stand corrected, Mr. Chairman.

Ms. Wutch: May I give these pictures to the Board.

Mr. Scheible: Yes, thank you.

Ms. Wutch: This is the fence these are pictures my mother marked on the back taken in early fall of 1987 as to the debris.

Mr. Scheible: Who erected, do you know who erected this fence on your mother's property.

Ms. Wutch: I believe the landlord did 16 years ago.

Mr. Scheible: Any other questions from the floor?

Mr. Mc Carville: In the back of the lot it is overgrown, is there any plans for landscaping this for this here?

Mr. Grevas: Yes, that is where the plantings are going, I have trees ten feet on center. They are proposed.

Mr. Mc Carville: Would that be landscaped in there?

Mr. Grevas: It has to be graded and landscaped there is a note on here about the size but it doesn't say it has to be graded out but that is what has to be done I will be glad to add it if you wish.

Mr. Van Leeuwen: We see these pictures here has that fence been repaired since the pictures were taken?

Mr. Catanzaro: I don't know when the pictures were taken but the fence was repaired this fall.

Mr. Van Leeuwen: It says fall of 1987.

Mr. Catanzaro: The fence gets repaired in the spring and fall the kids come back and forth they like to pen it up they use it as a passage. Cimorelli's allow them to cut through the yard and allow them to use the fence.

Mr. Van Leeuwen: She shows the pictures with trash.

Mr. Catanzaro: That is when Stereo Magic left the premises they through 3/4 of what they had out the back, we had that cleaned up. The problem with the property we find tires I guess it is a good place for people to dump stuff.

Mr. Scheible: I noticed that.

Ms. Wutch: Mr. Chairman this much I do know I lived in that house for many

years I don't live there know my parents do not allow anyone to cut through that has been an issue for many years that is one of the biggest arguments as to any fence being taken down. My mother's biggest fear is that there will be more encouragement for cutting through from Route 32 it's been going on for years they don't allow people to cut through, nobody on my mother or father's behalf breaks the fence. There is debris coming and going in that place all the time that is not an isolated incident. My mother could take pictures all the time that is the constant thing that I can speak of.

Mr. Scheible: What since you lived there or have lived there what would your intentions be, what type of fencing would you like to have?

Ms. Wutch: The fence that is there would probably be adequate.

Mr. Scheible: There is hardly anyway anyone can prevent the kids from knocking it. These are slats, the kids knock the slats out.

Ms. Wutch: It is not kept in good repair I take exception to what Mr. Catanzaro says. I do know that my mother was of the impression as of Monday that the fence was going to be removed and that was one of her major concerns was that if they replaced it with shrubbery or trees or whatever their intent was and they didn't maintain that they had she didn't expect them to maintain shrubs and it would encourage more people to congregate or hang around and cut through, heaven knows what else I am reiterating that I can't argue for them and I don't wish to argue this whole case because I am not well prepared that one issue I did know about that was a main concern that the fence was to be removed.

Mr. Grevas: It has never been proposed to be removed, there was never a note on the plan that says it was going to be removed.

Mr. Van Leeuwen: What height are these shrubs you are going to put in low or high?

Mr. Grevas: Five foot minimum height.

Mr. Van Leeuwen: How many?

Mr. Grevas: My idea in the landscaping, my opinion is pines and hemlocks.

Mr. Van Leeuwen: Hemlocks grow fast and she won't have that problem. It will prevent kids from going through there.

Mr. Grevas: It will take some time to prevent the kids from going through.

Mr. Scheible: That is an established pattern there it is a pretty well beaten path.

Mr. Grevas: That is another thing that I am sure Mr. Catanzaro can speak for himself it is not on his behalf that they go through there either.

Mr. Scheible: Any further questions from the floor? Any questions from the Board if not I would like to bring the public hearing of the Catanzaro special permit use to a close.

Mr. Grevas: Thank you.



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

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RICHARD D. McGOEY, P.E.  
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MARK J. EDSALL, P.E.  
Associate

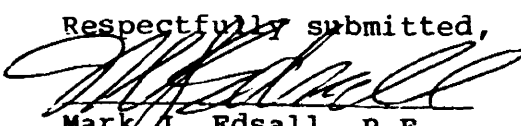
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Catanzaro Amended Site Plan  
PROJECT LOCATION: Route 32 (east side)  
NEW WINDSOR #: 87-73  
13 January 1988

- 1). The applicant has submitted an amendment to a site plan previously approved by the Planning Board for an existing 1-story commercial building located on the east side of New York State Route 32. The plan was previously reviewed at the 18 November 1987 Planning Board Meeting.
- 2). It appears that the most sensitive item of concern for this site involves existing drainage considerations. In acknowledgement of same, the Applicant proposes to re-direct runoff from along Route 32 to an existing catch basin, rather than the reported path through the Applicant's property toward residential lots. The development of the commercial site as proposed involves a permeable parking surface which should not create additional problems. As such, the proposed amendment appears acceptable with respect to drainage considerations.
- 3). The applicant should be required to obtain a DOT Highway Work Permit prior to issuance of a Building Permit.
- 4). The applicant has submitted both a short form EAF and Full Environmental Assessment Form. The Full EAF appears acceptable and it is my recommendation that the Board consider taking the lead agency position under the SEQRA process.
- 5). Pursuant to the Bureau of Fire Prevention comment regarding the elimination of the parking space to the right-rear of the existing building, the plan has been modified to relocate this space to the rear of the parking area. This being the only comment from the Bureau, I would understand that, as revised, the plan would now meet their approval.
- 6). The applicant has satisfactory responded to all Engineering comments previously posed.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer



11-18-87

Mr. Lou Grevas: The reason for this application is to amend site plan that was previously approved by the Planning Board back in 1971. For this property on the east side of 32 where Ernie's Taylor Shop used to be and where Stinson's Pet Shop and where there is proposed a karate school which is shown in the building area as use C.

Mr. Schiefer: Is that proposed or in existence?

Mr. Grevas: They have got a sign on the door which said they are open but yesterday when I went there the door was locked. The reason we are here since this was a change in use of the building, their office requested a site plan be prepared. The reason for the last revision was a comment by the building inspector's office was we should have the uses shown on the building which we did not have before so I put those on and the bulk tables you will note that this building was put up under the old zoning which was general business back in 1971 and there are quite a few of the bulk requirements that are non-conforming because of that. The zone now calls for some different requirements. Needless to say we do meet the parking requirements for the uses intended. I say needless to say because we have included some parking to the rear of the building. One point on that parking in the rear of the building we are proposing to leave unpaved because there is an existing drainage problem in the area. We'd like to leave that unpaved so it percolates into the soil. Just some of Mark's comments, there is a comment about curb bumpers on the parking lot. There are curbs shown two feet from the front edge of the proposed parking lot for that purpose.

Mr. Van Leeuwen: I think we should put this on our tour.

Mr. Grevas: Again I think storm drainage situation should be addressed here and I'd like to point out if you will note on the right hand side of the plan the way that the water comes from 32 across the adjoining piece of property and through this piece of property. There is a plan to excavate a little bit of dirt to try and get that into the storm drainage system but the drainage comes down 32 and doesn't get into the storm drainage system through no fault of the Catanzaro's.

Mr. Van Leeuwen: That is why I suggest we go take a look at it. He can show us where the problem is because there is a definite problem there.

Mr. Grevas: There has been action taken by the Town to cite Mr. Catanzaro for non-conformance to the 1971 site plan. There is also an action I believe that is going to be handled at the next Monday night Zoning Board meeting with reference to a sign on the building. I think an application has been made to revise and existing sign on the building for that new use.

Mr. Mc Carville: How about Ernie's sign?

Mr. Grevas: Still there yesterday.

Mr. Scheible: Does the Board have any decision to make with the SEQR position this evening?

Mr. Van Leeuwen: I think we should go over and take a look at it. This is just amended site plan.

Mr. Rones: There would have to be a special permit required for the karate school.

Mr. Grevas: It is noted on the plan. It is in my letter too I believe Hank.

Mr. Van Leeuwen: There is a drainage problem there right in through here all the water from the state highway runs right here.

Mr. Grevas: You can see it right where I show it.

Mr. Rones: I don't think you are going to need anything more than a short form.

Mr. Scheible: It's already been submitted.

Mr. Rones: Maybe you ought to wait until you have had your site visit to make the negative declaration.

Mr. Scheible: While we are talking about it since there is no meeting next Wednesday night we might as well have a meeting, a site inspection meeting. I will go down and look at it. The best thing is for the Board at their own leisure to go there.

Mr. Grevas: May I ask if the Board will make a decision on Mr. Edsall's last comment if they do decide we need a public hearing we will set it up.

Mr. Rones: You do have to have a public hearing for a special permit.

Mr. Scheible: We don't have any choice.

Mr. Edsall: They require the public hearing just for the special permit correct, so the discussion for the public hearing would be basically intended to petition comments for the special permit if you decide not to have one for the site plan overall. Is that a correct statement?

Mr. Rones: Yes.

Mr. Van Leeuwen: I suggest the site plan first and then do the public hearing.

Mr. Grevas: Site inspection.

Mr. Scheible: Step by step because we are not having it for the site plan itself

Mr. Grevas: Because my client now is cited by the Town of New Windsor Building Department to go to court to answer the questions about this use on here and that is why I wanted to get it underway if we are going to have as I said if it

is going to take three or four weeks to get the blasted assessor's list anyway is that an adjoining or five hundred foot radius situation? Do you recall Joe?

Mr. Roncs: No.

Mr. Scheible: There is only one meeting in December also. We will clear your site plan off and set up a public hearing for the first meeting of January.

Mr. Grevas: If I can get the list can't we take care of it all at one shot?

Mr. Van Leeuwen: Don't do it that way.

Mr. Scheible: Why not? I would say yes put them on for a public hearing the same evening.

Mr. Edsall: Again it would be one or two different public hearings, does the Board want a public hearing for the site plan or just for the special permit?

Mr. Scheible: Just for the special permit.

Mr. Roncs: But you can consider the site plan on the same night.

Mr. Edsall: It may restrict the type of comments you petition from the public you may only have to take comments on the special permit. You can listen but it may help you out.

Mr. Grevas: Just keep the thing rolling.

Mr. Scheible: Would you want to get it on for the same night?

Mr. Grevas: If I can get the list if not I still want to be on the agenda.

P.O. Box 433  
Temple Hill Road  
Vails Gate, N.Y. 12584

January 13, 1988

TO: THE PLANNING BOARD  
TOWN OF NEW WINDSOR

RE: PLANNING BOARD MEETING 1/13/88- ITEM #1 PUBLIC HEARING-  
CATAZARRA SITE PLAN/SPECIAL PERMIT (87-73-GREVAS)

Gentlemen:

I am writing this on behalf of my parents, Mr. & Mrs. Michael Cimorelli, 34 Continental Drive, New Windsor, N.Y. Due to an emergency which has arisen in our family, my parents are unable to attend this evening's meeting, specifically with regard to the above-captioned matter.

My mother was placed into the Intensive Care Unit at Cornwall Hospital late this past Monday afternoon and at this point we are not sure how long she will be there or at least moved to a regular hospital room.

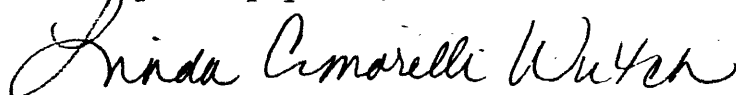
My parents had planned on attending this meeting especially since this particular item on the agenda directly affects their property backyard.

If at all possible I would request that this particular item be tabled to a later date; however, I have been informed that due to the fact that this is a public hearing that is probably not feasible. I would request that you table your decision with regard to this item and allow it to remain open until my parents are able to present their side on this issue.

I do apologize for this last minute request, but as you can see my mother was hospitalized approximately 36 hours ago with a heart condition and my family is concerned as to her health and feel that if she knew she was granted an extension to present her views on this item, it would do a great deal for her present medical condition.

I thank the Board for any consideration you may be able to give to my family in regard to this matter.

Very truly yours,



LINDA CIMORELLI WUTCH

CC: Town Clerk, Town of New Windsor



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

December 21, 1987

Elias D. Grevas, L.S.  
33 Quassaick Avenue  
New Windsor, NY 12550

Re: Catanzaro, Charles  
26 Susan Drive, New Windsor, NY 12550  
S/B/L 45-1-41

Dear Mr. Grevas:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$55.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

*Christian E. Jahrling*

CHRISTIAN E. JAHRLING, IAO  
SOLE ASSESSOR

CEJ/po  
Attachments

LEGAL NOTICE

\*\*\*\*\*

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, N.Y. on 13 January 1988 at 7:45 P.M. (or as soon thereafter as may be heard) on the approval of the proposed Special Permit and Site Plan to allow a School of Special Instruction use on lands of Charles Catanzaro, located on the east side of Windsor Highway (Route 32), 1700'+ north of Forge Hill Road. A Map of the proposed Site Plan is on file and may be inspected at the Town Planning Board Secretary's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 23 December 1987

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By order of

TOWN OF NEW WINDSOR PLANNING BOARD  
Henry Scheible  
Chairman



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
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RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.  
Associate

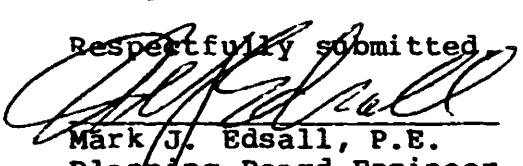
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Catanzaro Amended Site Plan  
PROJECT LOCATION: Route 32 (East Side)  
NEW WINDSOR #: 87-73  
18 November 1987

1. The Applicant has submitted an amendment to a Site Plan previously approved by the Planning Board for an existing one-story commercial building located on the east side of New York State Route 32.
2. As noted on the plan, the existing use under area "C" requires a Special Permit of the Planning Board.
3. The Plan as prepared indicates work being performed within the New York State Department of Transportation right-of-way. Such work should be coordinated with the Department of Transportation and, if necessary, a Highway Work Permit obtained.
4. Although the Applicant proposes a shale surface for the rear parking area and same will not have parking stall striping, the Board may wish to require delineation of those spaces by wheel stops, or other means.
5. The Board should note that, as noted on the Bulk Table, existing nonconformances exist for the previously approved plan.
6. The Applicant has submitted a Short Environmental Assessment Form. The Board may wish to take action to assume the position of Lead Agency under the SEQRA Review Process.
7. The Planning Board should determine if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Ordinance.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJENJE

1763

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

## SITE PLAN APPROVAL

Charles Catanzaro

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 November 1987 .

The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

One parking space on the South East corner of the building to be removed so that fire apparatus may have access to all areas of the building. At the present time, fire apparatus would not be able to make the turn at the rear of the building.

**SIGNED:**

**CHAIRMAN**



87-73



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET  
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko  
President, Board of Health

November 20, 1987

RE: Charles Catanzaro  
Amended Site Plan  
Town of New Windsor

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Gentlemen:

It does not appear that this is a project which comes under the review or jurisdiction of the County Health Department.

Very truly yours,

M. J. Schleifer, P.E.  
Assistant Commissioner

MJS:dlb

cc: File



Louis Heimbech  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BOARD P & D Reference No. NOT 26-87M

Applicant CHARLES CATANZARO County I.D. No. 95 1 1 41

Proposed Action: SITE PLAN: EXISTING RETAIL

State, County, Inter-Municipal Basis for 239 Review FRONTAGE/HOUSES NYS 32

County Effects: \_\_\_\_\_

SITE PLAN ITEMS AFFECTING EGRESS/INGRESS  
SHOULD BE REVIEWED BY NYS DOT

Related Reviews and Permits NYS DEPT. OF TRANS IF AND AS REQUIRED

County Action: ✓ Local Determination \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOVEMBER 6, 1987  
Date

Peter Garrison  
Commissioner

☐ Postcard Returned  
Date \_\_\_\_\_

*Catanzaro*

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias D. Gevas (S. for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

~~If disapproved, please list reason.~~

*This building has 2 water meters and  
service lines - this will not interfere  
with the extensions.*

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

*Stene D. Dio*  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

87-73

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

*Amended*

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

*Elia Greas* for the building or subdivision of

*Charles Catanzaro* has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

*Lynn H. Masten Jr.*  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

*November 5, 1987*  
\_\_\_\_\_  
DATE

COMMUNITY DEVELOPMENT  
Planning Board  
Town of Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Charles Catanzaro - Amended Site Plan
2. Name of Applicant Charles Catanzaro Phone (914) 564-4100(B)  
Address 26 Susan Drive Newburgh N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS, L.S. Phone (914) 562-8667  
Address 33 QUASSACK AVE. NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the east side of Windsor Highway (Rte 32)  
1,700± feet North  
of Forge Hill Road  
(Street) (Direction)
7. Acreage of Parcel 0.57± 8. Zoning District C
9. Tax Map Designation: Section 45 Block 1 Lot 41
10. This application is for Amendment to Site Plan previously  
approved in 1971
11. Has the Zoning Board of Appeals granted any variance or a  
special permit concerning this property? \_\_\_\_\_

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE  
SS.:  
STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

  
(Owner's Signature)

3rd day of November 1988  
(Applicant's Signature)

  
Notary Public (Title)

REV. 3-87

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
No. 4673612  
Commission Expires October 31, 1988

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title                     | 29. <input checked="" type="checkbox"/> Curbing Locations                   |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)                 | 30. <input checked="" type="checkbox"/> Curbing Through Section             |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)             | 31. <input checked="" type="checkbox"/> Catch Basin Locations               |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name           | 32. <input checked="" type="checkbox"/> Catch Basin Through Section         |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address        | 33. <input checked="" type="checkbox"/> Storm Drainage                      |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates          | 34. <input checked="" type="checkbox"/> Refuse Storage                      |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp.       | 35. <input checked="" type="checkbox"/> Other Outdoor Storage               |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET                      | 36. <input checked="" type="checkbox"/> Area Lighting                       |
| 9. <input checked="" type="checkbox"/> Site Designation                    | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.              |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants          |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)         | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                          | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)         | 41. <input checked="" type="checkbox"/> Front Building Elevations           |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                   | 42. <input checked="" type="checkbox"/> Divisions of Occupancy              |
| 15. <input checked="" type="checkbox"/> Zoning Designation                 | 43. <input checked="" type="checkbox"/> Sign Details                        |
| 16. <input checked="" type="checkbox"/> North Arrow                        | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                    |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners           | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations        | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas               | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation                | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.)         |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress           | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u>   |   |
| 22. <input checked="" type="checkbox"/> Landscaping                        | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                |
| 23. <input checked="" type="checkbox"/> Exterior Lighting                  | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 24. <input checked="" type="checkbox"/> Screening                          | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
| 25. <input checked="" type="checkbox"/> Access & Egress                    | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |
| 26. <input checked="" type="checkbox"/> Parking Areas                      |   |
| 27. <input checked="" type="checkbox"/> Loading Areas                      |   |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27)       |   |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

Rev. 3-87

Date: 3 Nov 1987

Note: Items marked "N/A" indicate items in place from existing Site Plan and any revisions since 1971 Approval.

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Charles Catanzaro, deposes and says that he  
resides at 26 Susan Drive, Newburgh  
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Lands in Sect. 45, Block 1,  
lot 41, Town of New Windsor

which is the premises described in the foregoing application and  
that he has authorized Elias D. Grevas

to make the foregoing application as described therein.

Date: 11/3/87

Charles Catanzaro  
(Owner's Signature)

William B. Hildreth  
(Witness' Signature)



## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Charles Catanzaro - Amended Site Plan  
Location: E. Side Rte 32, 1,700'± North of Forge Hill Road  
ID Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature: Elias D. Grevas (ELIAS D. GREVAS) Date: 11/3/87  
Preparer's Title: Land Surveyor  
Agency: \_\_\_\_\_



ELIAS D. GREVAS, L.S.

LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS

SITE PLANNING  
LOCATION SURVEYS

3 November 1987

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: CHARLES CATANZARO-AMENDED SITE PLAN, ROUTE 32

Dear Mr. Scheible:

Enclosed are the Application, Site Plan Review Checklist, Environmental Assessment Form, Proxy Statement and our check in the amount of \$25.00, representing the Application Fee in the Subject matter, together with thirteen (13) copies of the amended Site Plan.

We are taking the liberty of forwarding one (1) copy of the Amended Site Plan to Mr. Mark Edsall, P.E. for his review.

Please note that the original Site Plan for this site was approved in 1971. Our client, Mr. Charles Catanzaro, had been cited for non-completion of the Site Plan items by the Building Inspector, and has therefore requested that this plan be submitted.

Please note, that although we are not proposing any revisions to the entrances on the State Highway, we are forwarding a copy of the Amended Site Plan to Mr. Donald Greene of the N.Y.S.D.O.T. because of the storm drainage situation on the property. It is obvious that storm water from Route 32 is not entering the storm drainage system in front of the property, and that some re-grading work is necessary. We are showing some of that re-grading immediately adjacent to our site, which may not totally solve the problem.

In light of Mr. Catanzaro's citation by the Building Inspector, we would appreciate placement of this item on your agenda at the earliest possible opportunity.

Very truly yours

Elias D. Grevas, L.S.

encl/as

EDG/bg

cc: Mr. Mark Edsall, P.E.

Mr. Donald Greene, N.Y.S.D.O.T.

Mr. Charles Catanzaro



N/F  
C/MORELLI  
LOT NO. 34 FILED MAP  
NO. 2009

# ZONE BULK TABLE (C-DESIGN SHOPPING)

Min. Lot Area	Min. Lot Width	Req'd Front Yard	Req'd Side Yard(s)
Required: 40,000 S.F. Provided: 25,005 S.F.	200' *147' ±	60' *548'	30'/70' *17.7'/41.1'

Req'd Rear Yard	Req'd Bldg. Height	Floor Area Ratio
Required: 30' Provided: 82.8'	5.8' (calc'd) *13' ±	0.5 0.14

\* Existing Condition; Non-Conforming as of 5 March 1986  
(original Site Plan Approval: 1971)



LOCATION PLAN 1"=1000'

## SITE PLAN NOTES

- Being a proposed AMENDMENT to a Site Plan previously approved by the Town of New Windsor in 1971.
- APPLICANT: Charles Catanzaro, 26 Susan Drive, Newburgh, N.Y. 12550
- TAX MAP REFERENCE: Section 45, Block 1, Lot 41
- PROPERTY ZONE: C (Design Shopping)
- PROPOSED USES:
  - Use A: Retail Store (existing)
  - Use B: Retail Store (existing)
  - Use C: School of special instruction (Karate School)
- \*Requires Special Permit by Planning Board
- PARKING REQUIREMENTS (1986):
  - 1 Space per 150 S.F. of floor area in retail use;
  - 1 Space per student in Schools of Special Instruction
- PARKING REQUIRED:
  - a) Use A (Retail Store): Gross Area: 798 S.F. Square Footage in Sales Use (Est. 80%): 638.4
  - b) Use B (Retail Store): Gross Area: 1558 S.F. Square Footage in Sales Use (Est. 80%): 1246.4 Parking Required for Retail Sales (1894.8/150): 13
  - c) Use C (School of Special Instruction) Parking Required: 1 space/student Average class size: 13 Students Number of Spaces Required: 13
- PARKING PROVIDED: 26 Spaces
- PARKING AREA MARKING: Parking spaces on pavement shall be marked as indicated, including the handicapped space. Other spaces in the unpaved parking lot are shown for space requirements only.
- LANDSCAPING NOTE: All plants shown shall be selected by a qualified Nurseryman or a Licensed Landscape Architect. Such plants shall be coniferous, and placed where indicated on the plan. Coniferous trees shall have a minimum diameter of 2 1/2 inches and a minimum height of 5 feet.

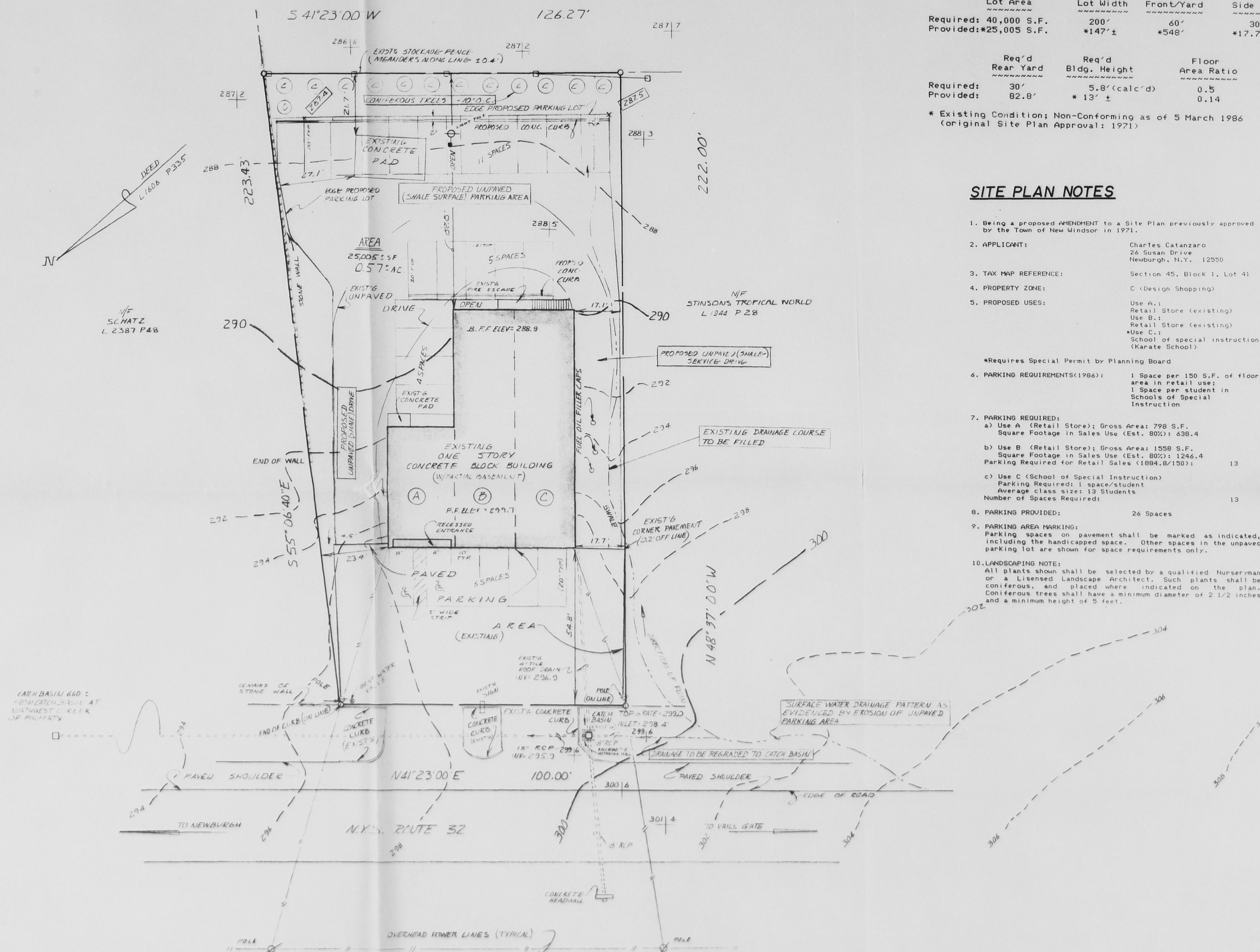
## SURVEY NOTES

### GENERAL NOTES

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
- Only copies from the original of this survey, marked with an original of land surveyor's inked seal, shall be considered to be valid true copies.
- Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and is not transferable to additional institutions or subsequent owners.

### SPECIAL NOTES

- Surveyed in accordance with deeds and maps of record and physical monumentation found during a field survey completed on 29 July 1987.
- Offsets shown are at right angles to the property lines, unless otherwise noted.
- No certification is made for items not visible at ground surface at time of the survey.
- This survey was prepared prior to the receipt of a Title Report or Abstract of Title and is therefore subject to easements and other grants not visible, if any.



## PLANNING BOARD APPROVAL

AMENDED SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON FEB 19 1988  
BY Lawrence Jones  
SECRETARY



ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		SURVEY FOR: <b>CHARLES CATANZARO</b>	
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		Job No. 87-144	
REVISIONS:	DATE	DESCRIPTION	Drawn: SAG, MFB
1	1/18/88	TOPOGRAPHY ADDED	Checked: LJS
2	1/18/88	SITE PLAN ITEMS ADDED	Scale: 1"=20'
3	1/18/88	GEN. REVISIONS	Date: 24 SEPT '87
4	1/18/88	REV. PARKING PER FIRE DEPT.	
5	1/18/88	BUREAU	